

Madison County Weed Board

P.O. Box 278*Virginia City, Montana 59755*Ph(406) 842-5595*(406) 842-5596 fax

May 15, 2014

MT MB Acquisition LLC
Attn: Kevin Germain
PO Box 160040
Big Sky, MT. 59716

Re: Silvertip Subdivision, PUD

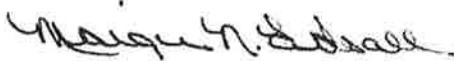
Dear Kevin,

The Madison County Weed Board thanks you for filing a Noxious Weed Management Plan for Silvertip Subdivision, PUD which is located in the NE1/4 Section 24, Township 6N, Range 2E.

The Management Plan has been approved and we request that any future owners must be made aware of this plan pertaining to weed management and meet the requirements of the Montana County Noxious Weed Control Act. **7-22-2116**, Unlawful to Permit Noxious Weeds to Propagate (go to seed).

Thank you for your concerns about noxious weeds and if you have any other questions feel free to call our office at (406) 842-5595

Sincerely,



Margie N. Edsall, Coordinator
Madison County Weed Board

cc. Board of Madison County Commissioner
cc. Clerk & Records Office
cc. Madison County Planning Board

Madison County Weed Board

PO Box 278 • Virginia City, Montana 59755 • (406) 842-5595 • fax (406)842-5596

Noxious Weed Control Management Plan

Plan# _____

Date: April 15, 2014

I. Ownership and Location:

A. Name: MT MB Aquisition LLC

Address: Attn: Kevin Germain

P.O. Box 160040, Big Sky, MT 59716

Phone#: (406) 580-6986

B. Location:

a. Legal Description: NE 1/4 1/4 1/4

Section 24 Township 6S Range 2E

C. A Map identifying or locating the Ownership must be included.

D. Subdivision Name: Silvertip Subdivision, PUD

II. Noxious Weed Data:

A. Types of Noxious Weeds: The property does not have any noxious weeds at this time.

B. Acres of infestation by weed species and land use. (use data key-2nd pg.)

Location	Weed Species	Acres	Land Uses	Environmental & Safety Factors
Example:	S. knapweed	4	Residential	Trees/Garden/Creek
=====				

1. None apparent at this time.
2. _____
3. _____
4. _____
5. _____

(If possible, please locate above infestations on map)

III. Control activities:

A. Types of Control: (1) Chemical X (2) Biological _____
(3) Cultural _____ (4) Integrated _____ (5) Other _____

B. Control Methods: (1) Handgun X (2) Ground Boom _____
(3) Aerial Application _____ (4) Other _____

C. Who will conduct the control activity (applicator):

(1) Self _____ (2) Neighbor _____ (3) Commercial Applicator X
(4) Other _____

IV. Other plans for present control: (Time of control, Herbicides used and application rates, monitoring, etc.) After the project is landscaped, the area will be
monitored and treated for any weed infestations. The area will
continue to be monitored and treated throughout the growing
seasons.

V. Plans for future Noxious Weed Control: (Monitoring plans- vegetative transects, photo points, employee awareness. Herbicide use plans. Biological use plans, etc. _____
Constant vigilance on any weed infestations and immediate
herbicide control.

NOXIOUS WEED DATA KEY:

1. Spotted Knapweed
2. Diffuse Knapweed
3. Russian Knapweed
4. Leafy Spurge
5. Canada Thistle
6. Dalmation Toadflax
7. Field Bindweed
8. Whitetop (hoary cress)
9. St. Johnswort
10. Dyer's Woad
11. Yellow Starthistle
12. Common Crupina
13. Tansy Ragwort
14. Rush Skeltonweed
15. Common Tansy
16. Houndstongue
17. Musk Thistle
18. Common Mullein

- A. Cultivated Cropland
- B. Cultivated Hayland
- C. Irrigated Pasture (range)
- D. Native Rangelands
- E. Riparian Lands
- F. Timber Lands
- G. Mining Lands
- H. Residential Site (rural)
- I. Residential Site (urban)
- J. Commercial (rural)
- K. Commercial (Urban)
- L. Recreation
- M. Non-use

Note: All Weed Management Plans should be signed, dated, and notarized (see next page).
(For office use only)

VI. Approval / Non-Approval:

***Before the Board will accept this Weed Management Plan for Approval, the Applicant must have his/her Notarized signature in place on this document. The Weed Board Chairperson will sign after Board Review and Approval.**

A. Approval -

_____ V _____

Date:

5/15/24

B. Approval with modifications - _____ Date: _____
C. Non-Approval - _____ Date: _____

D. Board Recommendations & Reasons: Should the Board have any recommendations to assist the landowner, or if this Plan is not approved, a letter of explanation will be sent to the landowner.

Signed:

Madison County Weed Board

Betty Sykes
Chairperson Signature

5/15/14
Date

Applicant/Landowner MB MT ACQUISITION LLC

Matthew E. Kidd
Signature MATTHEW E. KIDD, PRINCIPAL

April 15, 2014
Date

STATE OF MONTANA)

) ss.

COUNTY OF MADISON)

On this _____ day of _____, 20____, before me, the undersigned Notary Public in and for the State of Montana, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public of the State of Montana

Residing at _____

My Commission Expires _____

SEE ATTACHED

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk, ss.

April 15, 2014

On this 15th day of April, 2014, before me, the undersigned notary public, personally appeared Matthew E. Kidd, proved to me though satisfactory identification, which was based on the undersigned's personal knowledge of the identity of the principal, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a Principal of MB MT Acquisition LLC.



Notary Public

My Commission Expires:



MOONLIGHT BASIN

April 24, 2014

Margie N. Edsall
Madison County Weed Board
P.O. Box 278
Virginia City, MT 59755

Re: *Silvertip Subdivision, PUD – Noxious Weed Control Management Plan*

Dear Margie:


Moonlight Basin will be submitting the Silvertip Subdivision, PUD Preliminary Plat to the Madison County Planning Board next month. Our subdivision pre-application notification letter was previously sent to you last May under the subdivision name of Trapper Creek – we have since changed the name of the subdivision to Silvertip and decreased the number of units.

As part of the application process, please find enclosed a copy of Moonlight's noxious weed management plan, a site map, vicinity map, and applicable check for the Cost-Share Program. The fee was calculated as follows:

\$150 (20 lots @ \$7.50 ea.) + \$75 + \$42 (75 miles) = \$267.00

We respectfully request approval of our Noxious Weed Management Plan for the Silvertip Subdivision, PUD. Please let myself or Kevin Germain know when you would like to schedule a site visit. Should you have any questions or concerns, please feel free to contact me at (406) 209-7585 (jfanelli@moonlightbasin.com); or Kevin Germain at (406) 580-6986 (kgermain@moonlightbasin.com).

Sincerely,



Jessi Fanelli
Planning & Development

Enclosures

Madison County Weed Board

PO Box 278 • Virginia City, Montana 59755 • (406) 842-5595 • fax (406)842-5596

Noxious Weed Control Management Plan

Plan# _____

Date: April 15, 2014

I. Ownership and Location:

A. Name: MT MB Aquisition LLC

Address: Attn: Kevin Germain

P.O. Box 160040, Big Sky, MT 59716

Phone#: (406) 580-6986

B. Location:

a. Legal Description: NE 1/4 1/4 1/4

Section 24 Township 6S Range 2E

C. A **Map** identifying or locating the Ownership **must** be included.

D. Subdivision Name: Silvertip Subdivision, PUD

II. Noxious Weed Data:

A. Types of Noxious Weeds: The property does not have any noxious weeds at this time.

B. Acres of infestation by weed species and land use. (use data key-2nd pg.)

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1. None apparent at this time.
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4. _____
5. _____

(If possible, please locate above infestations on map)

III. Control activities:

A. Types of Control: (1) Chemical X (2) Biological _____
(3) Cultural _____ (4) Integrated _____ (5) Other _____

A. Approval - _____ Date: _____

B. Approval with modifications - _____ Date: _____
C. Non-Approval - _____ Date: _____

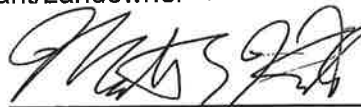
D. Board Recommendations & Reasons: Should the Board have any recommendations to assist the landowner, or if this Plan is not approved, a letter of explanation will be sent to the landowner.

Signed:

Madison County Weed Board

Applicant/Landowner MB MT ACQUISITION LLC

Chairperson Signature



Signature MATTHEW E. KIDD, PRINCIPAL

Date

April 15, 2014
Date

STATE OF MONTANA)
) ss.
COUNTY OF MADISON)

On this _____ day of _____, 20____, before me, the undersigned Notary Public in and for the State of Montana, personally appeared _____, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public of the State of Montana

Residing at _____

My Commission Expires _____

SEE ATTACHED

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk, ss.

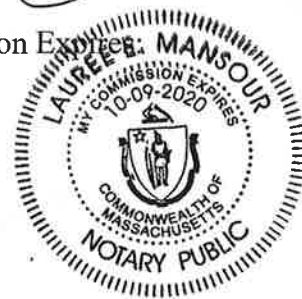
April 15, 2014

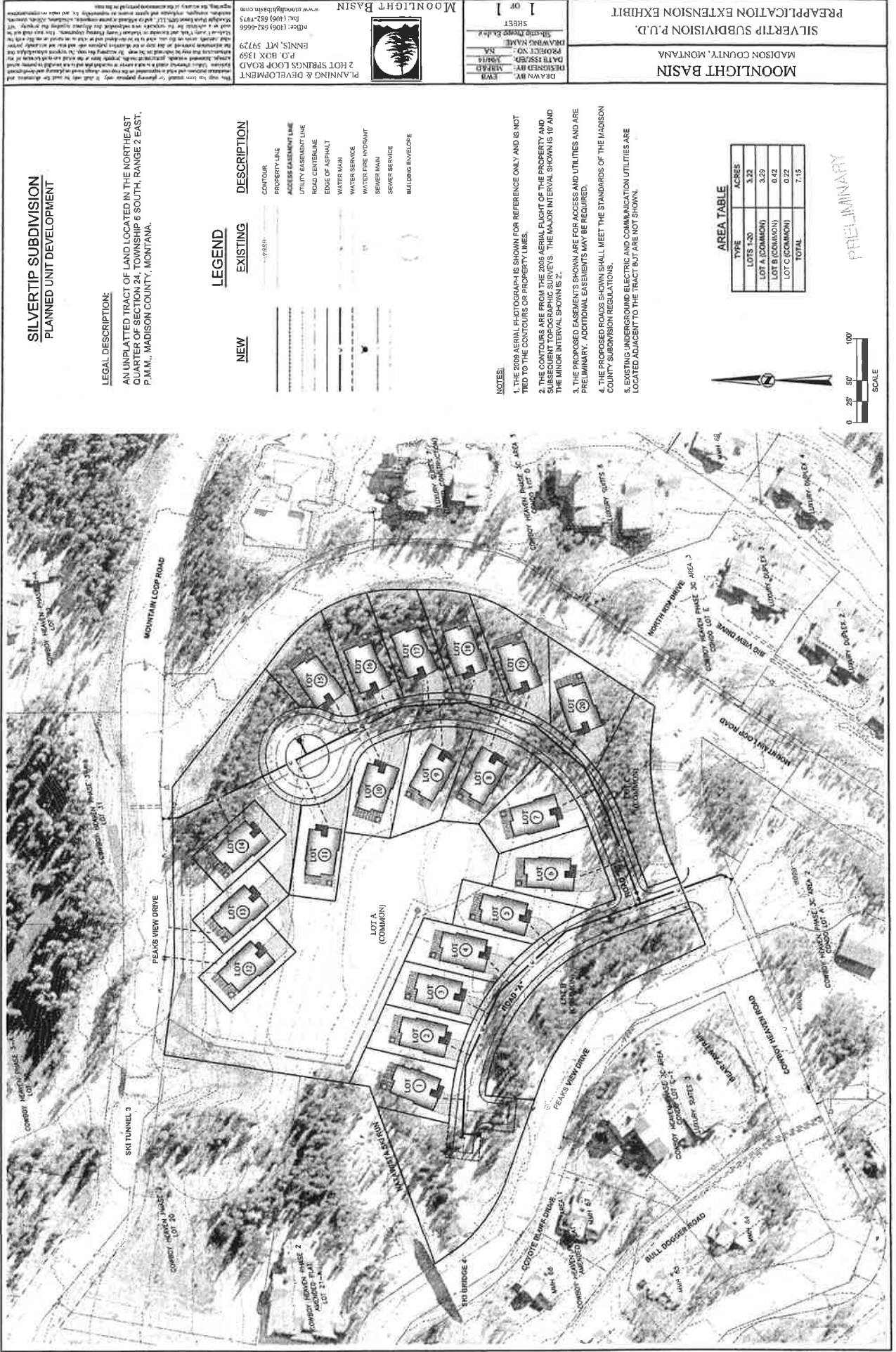
On this 15th day of April, 2014, before me, the undersigned notary public, personally appeared Matthew E. Kidd, proved to me through satisfactory identification, which was based on the undersigned's personal knowledge of the identity of the principal, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as a Principal of MB MT Acquisition LLC.



Notary Public

My Commission Expires





SILVERTIP SUBDIVISION
PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION:

AN UNPLATTED TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 EAST, P.M.M., MADISON COUNTY, MONTANA.

LEGEND	
NEW	EXISTING
DESCRIPTION	
CONTOUR	CONTOUR
PROPERTY LINE	PROPERTY LINE
ACCESS EASEMENT LINE	ACCESS EASEMENT LINE
UTILITY EASEMENT LINE	UTILITY EASEMENT LINE
ROAD CENTERLINE	ROAD CENTERLINE
EDGE OF ASPHALT	EDGE OF ASPHALT
WATER MAIN	WATER MAIN
WATER SERVICE	WATER SERVICE
WATER FIRE HYDRANT	WATER FIRE HYDRANT
SEWER MAIN	SEWER MAIN
SEWER SERVICE	SEWER SERVICE
BUILDING ENVELOPE	BUILDING ENVELOPE

NOTES:

1. THE 2009 AERIAL PHOTOGRAPH IS SHOWN FOR REFERENCE ONLY AND IS NOT TIED TO THE CONTOURS OR PROPERTY LINES.
2. THE CONTOURS ARE FROM THE 2005 AERIAL FLIGHT OF THE PROPERTY AND SUBSEQUENT TOPOGRAPHIC SURVEYS. THE MAJOR INTERVAL SHOWN IS 10' AND THE MINOR INTERVAL SHOWN IS 2'.
3. THE PROPOSED EASEMENTS SHOWN ARE FOR ACCESS AND UTILITIES AND ARE PRELIMINARY. ADDITIONAL EASEMENTS MAY BE REQUIRED.
4. THE PROPOSED EASEMENTS SHALL MEET THE STANDARDS OF THE MADISON COUNTY SUBDIVISION REGULATIONS.
5. EXISTING UNDERGROUND ELECTRIC AND COMMUNICATION UTILITIES ARE LOCATED ADJACENT TO THE TRACT BUT ARE NOT SHOWN.



AREA TABLE

TYPE	ACRES
LOTS 1-20	3.22
LOT A (COMMON)	3.29
LOT B (COMMON)	0.42
LOT C (COMMON)	0.22
TOTAL	7.15

PRELIMINARY

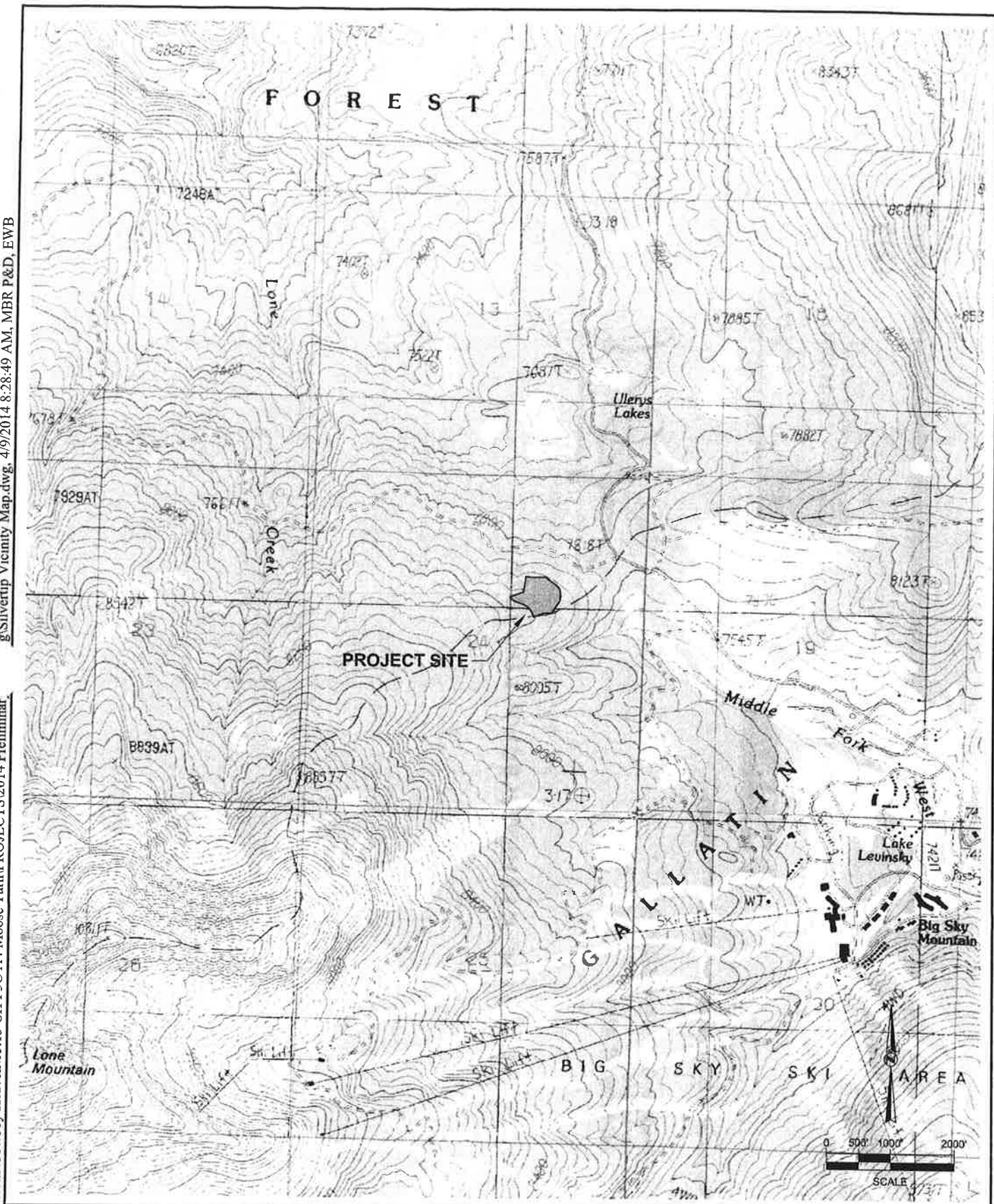
SILVERTIP SUBDIVISION P.U.D.
MADISON COUNTY, MONTANA
MOONLIGHT BASIN
PREAPPLICATION EXTENSION EXHIBIT

DRAWN BY: MBR
DESIGNED BY: MBR
DATE ISSUED: 10/14
PROJECT NO.: NA
DRAWING SHEET: 1 OF 1



MOONLIGHT BASIN
PLANNING & DEVELOPMENT
P.O. BOX 1359
ENNIS, MT 59729
PHONE: (406) 682-7975
FAX: (406) 682-6666
WWW.MOONLIGHTBASIN.COM

This map was prepared by the undersigned for the purpose of showing the location and boundaries of the Silvertip Subdivision. It is not intended to be used for any other purpose. The undersigned assumes no responsibility for the accuracy or completeness of the information shown on this map. The undersigned warrants that the information shown on this map was obtained from reliable sources and that the boundaries shown are correct as of the date of preparation of this map. The undersigned warrants that the information shown on this map was obtained from reliable sources and that the boundaries shown are correct as of the date of preparation of this map. The undersigned warrants that the information shown on this map was obtained from reliable sources and that the boundaries shown are correct as of the date of preparation of this map.



MOONLIGHT BASIN
MADISON COUNTY, MONTANA

SILVERTIP SUBDIVISION P.U.D.
USGS VICINITY MAP

DRAWN BY: EWB
DESIGNED BY: MBP&D
DATE ISSUED: 4/09/14
PROJECT NO: NA
DRAWING NAME: Silvertip Vicinity Map.dwg
SHEET

1 OF 1



MOONLIGHT BASIN

PLANNING & DEVELOPMENT
123 SNOWY MOUNTAIN CIRCLE
P.O. BOX 160040
BIG SKY, MT 59716

office: (406) 219-0830
fax: (406) 995-2186

MB MT Acquisition LLC

PO Box 160040
Big Sky, MT
59716

Wells Fargo Bank NA

1 W 4th Street
Winston Salem, NC
27101

1213

DATE	3/31/2014
AMOUNT	***267.00



PAY Two Hundred Sixty-Seven and 00/100***** Dollars

Madison County Weed Control

PO Box 278
Virginia City, MT 59755

TO THE
ORDER
OF

⑆001213⑆ ⑆121000248⑆4941241382⑆

Madison County Weed Board

P.O. Box 278*Virginia City, Montana 59755*(406)842-5595*(406)842-5596 fax

May 29, 2013

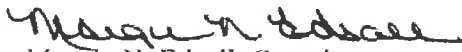
*Kevin Germain
Moonlight Basin
P.O. Box 1369
Ennis, MT. 59729*

Re: Proposed Trapper Creek Subdivision/ PUD

Dear Kevin,

Please find enclosed a Subdivision Weed Management Plan. The Madison County Weed Board requires that new Subdivisions submit a completed plan for review. The Board also requires an onsite inspection of the proposed site. This is to ensure that the District may help with recommendations that may not be outlined in the Subdivision Weed Management Plan. Keep in mind when completing the Weed Management Plan that it is important to include a revegetation component to address management strategies for disturbances caused by road constructions within the project. Please complete and submit the plan at your earliest convenience. After the plan is received you will need to set up a time for an inspection of the proposed project. After an inspection is completed the Weed Board will review the Plan at the next regular scheduled meeting. If you would like help in developing a weed management plan or have any questions, please feel free to call me at (406)842-5595.

Sincerely,


*Margie N. Edsall, Coordinator
Madison County Weed Board*

Madison County Weed Board

PO Box 278*Virginia City, MT 59755*Physical Address: 2296 Hwy 287, Alder, MT 59710

Ph# Margie (406) 842-5595 * Janie (406) 842-5596 * Fax (406) 842-5589

E-mail – Margie – madweed@3rivers.net

Janie – amadweed@3rivers.net

Enclosed, please find a "SUBDIVISION/LANDOWNER NOXIOUS WEED MANAGEMENT PLAN" for the Subdivider/landowner to fill out and return to us for review. The Weed Board will review the Plan at its next regular meeting, which is the third Tuesday of every month. Please feel free to make copies of these forms for future use.

When filing the Weed Management Plan, please pay attention to several parts of the Plan:

- a) **Item #II – "Noxious Weed Data". Weed Identification, Land Uses and Environmental and Safety Factors are all important considerations when making recommendation for control or management of all Noxious Weeds.**
- b) **Please include a map of the area in question. This is valuable in assisting with guidance or advice about a Weed problem and when making arrangements to view the property.**
- c) **Approval/Signature page. The Weed Board will not review or approve a Weed Management Plan unless it has a Notary approved signature of the Landowner or Representative.**

If the management plan is approved, a letter stating so and a copy of the plan will be sent to Subdivider/Landowner. A copy of the approval letter will be sent to the Board of Commissioners of Madison County, the Clerk and Recorder's Office and the Planning Board. The original plan and a copy of the approval letter will be kept on file in the Madison County Weed Board Office.

If the management plan is not approved, the plan will be returned to the Subdivider/Landowner with an explanation of why and any suggestions of changes that may be needed to be in Compliance with the Montana/County Noxious Weed Act 7-22-21 MCA and the Madison County Weed Plan.

The Board requests that Board members or their representative be allowed to inspect the property for the presence of noxious weeds. If the management plan is filed during the winter months, then the inspection will be made when time and weather are conducive to the developer or landowner in identifying noxious weeds that may be present, or identifying possible trouble spots that may arise with the construction of roads or homes.

The "WEED MANAGEMENT CLAUSE" that is enclosed is a document that the Board prefers to have the buyer read and sign. This lets the future owners know that a weed management plan has been filed and also helps them become aware of laws pertaining

B. Subdivisions

As stated in "VI General Provisions and Improvement Standards" of "Madison County Subdivision Regulations" (Effective January 1, 1996):

"A Weed Control Agreement must be approved by the Madison County Weed Board and will be signed by the Subdivider."

And – Cost Share program under Section 7-22-2146-

Madison County will supply administrative assistance, review and personnel.

Office space, vehicle, equipment, communications equipment, computer, fax and photocopy will be supplied by Madison County. The owner will supply funds to defray the expenses incurred.

1. A Madison County Weed Board approved Weed Management Plan and Cost Share Program will be filed with the Weed Board prior to final Subdivision approval. This Plan will include:
 - a. the owner or representative's name and address
 - b. location by legal description
 - c. a vicinity or other map locating the ownership
 - d. noxious weed data
 1. types of noxious weeds
 2. approximate acres of infestations
 3. anticipated land use and other environmental concerns
 4. planned weed control activities
 5. plans for future weed control (3-5 years)
 6. owners Notary approved signature
2. The Madison County Weed Board, or its representative, will inspect the proposed Subdivision, with consideration given to the filed Weed Management Plan as a reference for noxious weeds infesting the Subdivision acreage.
3. The deposit to be paid by the Subdivider to defray the expenses of Subdivision inspection and subdivision Weed Management Plan and Cost-Share Program approval is as follows:
 - a. a fee of \$75.00 plus travel expense (at State rate per mile) for Minor subdivisions (1-5 lots).
 - b. a fee of \$75.00 plus travel expense (at State rate per mile) plus \$7.50 for each additional lot for Major Subdivisions
 - c. application for Subdivision Weed Management Plan review and approval shall not be accepted unless accompanied by applicable fees.

MADISON COUNTY PLANNING BOARD
WEED MANAGEMENT CLAUSE

The Subdivisions must comply with Madison County Weed Board regulations based on Montana Statutes 7-22-2216, Unlawful to Permit Noxious Weed to Propagate, and 7-22-2117, Violations.

1. It is the responsibility of the subdivider to contact the Madison County Weed Board located 2296 MT Hwy 287, Alder, MT. Ph# (406)842-5595, to review the noxious weed regulations and, if requested, to jointly inspect the prospective subdivisions to determine necessary weed control measures.

2. It is the responsibility of the subdivider to review the Weed Control regulations with any buyer of one or more of his lots.

3. The initial lot purchaser and all subsequent owners are responsible for complying with County Weed Control regulations.

Buyers Signature

Date

Buyers Signature

Date

STATE OF MONTANA)
 (ss.
COUNTY OF MADISON)

On this _____ day of _____, 20____, before me, the undersigned Notary Public in and for the State of Montana, personally appeared _____, known to me to be the person whose name is subscribed this instrument was signed and sworn to before me as the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

Notary Public of the State of Montana

Residing at _____

My Commission Expires _____

Madison County Weed Board

PO Box 278*Virginia City, MT 59755*Physical Address: 2296 Hwy 287, Alder, MT 59710

Ph# Margie (406) 842-5595 * Janie (406) 842-5596 * Fax (406) 842-5596

E-mail – Margie – madweed@3rivers.net

Janie – amadweed@3rivers.net

Noxious Weed Control Management Plan

Plan# _____

Date _____

I. Ownership and Location:

A. Name: _____

Address: _____

Phone# _____

B. Location:

a. Legal Description: _____ 1/4 _____ 1/4 _____ 1/4

Section _____ Township _____ Range _____

C. How many Lots? _____

D. A Map identifying or locating the Ownership must be included

E. Name of Subdivision _____

II. Noxious Weed Data:

A. Types of Noxious Weeds: _____

B. Acres of infestation by weed species and land use. (use data key-2nd pg.)

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(If possible, please locate above infestations on map)

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(1) Self _____ (2) Neighbor _____ (3) Commercial Applicator _____
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IV. Other plans for present control: (Time of control, Herbicides used and application rates, monitoring, etc.) _____

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23. Flowering Rush

- A. Cultivated Cropland
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Note: All Noxious Weed Management Plans must be signed, dated, and notarized .

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D. Board Recommendations & Reasons: Should the Board have any recommendations to assist the landowner, or if this Plan is not approved, a letter of explanation will be sent to the landowner.

Madison County Weed Board

Applicant/Landowner

(Chairperson Signature)

(Signature)

(Date)

(Date)

STATE OF MONTANA)
)
COUNTY OF MADISON)

ss.

On this _____ day of _____, 20____, before me, the undersigned Notary Public in and for the State of Montana, personally appeared _____, known to me to be the person whose name is subscribed this instrument was signed and sworn to before me as the same.

IN WITNESS WHEREOF, I have here unto set my hand and affixed my notarial seal the day and year first above written.

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Residing at _____
My Commission Expires _____

